

ART AND ARCHITECTURAL REVIEW BOARD (AARB)

Project Data Sheet

Revised February 6, 2025

(Due by 3:00 p.m. on the Friday two weeks before the meeting to AARB@dgs.virginia.gov)

Date Submitted: May 22, 2026

Agency Name: Department of Behavioral Health & Developmental Services (DBHDS)

Project Name, Number, and Location

Central State Hospital Building 94 Boiler Decentralization
DEB Permit Code: 720-18751-002
DBHDS Project Code: 720-18751-03-01
Petersburg, Virginia

Representatives for the Agency and the Architect/Engineer

DBHDS

James Eggers, Project Manager

Mobile: 804-869-1126

James.Eggers@dbhds.virginia.gov

Office of Environment of Care / Architectural & Engineering Services

1220 Bank Street

PO Box 1797

Richmond VA 23219-1797

Architect/Engineer

Bill Allen, PE

Office 434-316-6001

Mobile: 434-221-5259

ballen@virginia-ae.com

Virginia A&E

1115 Vista Park Drive

Forest, Virginia 24551

Current Project Status/Phase and Schedule

- Preliminary Design Submission:
- Final Design Submission:

Project design is at preliminary design status with DEB.

Request for Consent Agenda: Yes: No:

* Please refer to the [AARB Agency Project Submission and Presentation Guidelines](#) – Project Submission Section for additional information and guidance on the Consent Agenda versus Regular Agenda.

PLEASE NOTE: If you did not check the box for Consent Agenda, your project will be posted on the Regular Agenda and the agency will be required to attend the meeting to make a presentation to the board on the day of the meeting. **Presentations are not to exceed 15 minutes.**

Project Description

The Department of Behavioral Health and Developmental Services (DBHDS) is constructing a new Central State Hospital (CSH) facility. Once the new facility is ready for occupancy, DBHDS intends to decommission

the central steam plant which serves the existing CSH campus. However, CSH Building 94 will remain operational for the foreseeable future. This project will provide boilers locally at Building 94. The existing mechanical room does not have sufficient room to accommodate boilers. The mechanical room will be expanded with an exterior addition to house the new boiler.

There is space available for the 570 square foot expansion between the existing mechanical room exterior entrance and an existing chiller courtyard. Exterior walls will be CMU and brick veneer to match existing construction. The roof will be low-slope EPDM membrane to match surrounding low slope roof areas. A portion of an existing brick screen wall will be removed where the new east wall of the mechanical room will be constructed.

Architectural Aesthetic:

Brick veneer, low slope roof, and metal drip edge to follow original building construction.

Relationship to Approved Master Plan: N/A

Existing Architectural Context

Central State Hospital (CSH) is a 600+ acre psychiatric inpatient facility. The property is bordered by substantial tree buffers (165' minimum) toward I-85 on the south, Boydton Plank Road on the west, and West Washington Street (Route 460 Business) on the north. Similar tree buffers adjoin the property toward residential areas on the east.

The campus has evolved since opening in 1870. Building 94 was added in the late 1960s with major renovations and minor similar additions to support advancement and upgrade of mechanical systems. This addition is discrete by integration within an existing mechanical screening area. This low profile, low roof slope addition follows the original low slope roof areas of Building 94's original massing of sloped shingle cores surrounded by low slope wings.

AARB History (for return presentations on the same project): N/A

Attachments Central State Hospital Campus Aerial (1 page)
 Central State Hospital Building 94 Aerials (2 pages)
 Central State Hospital Existing Building Façade Photos (5 pages)
 Preliminary Plans and Elevations (3 pages)

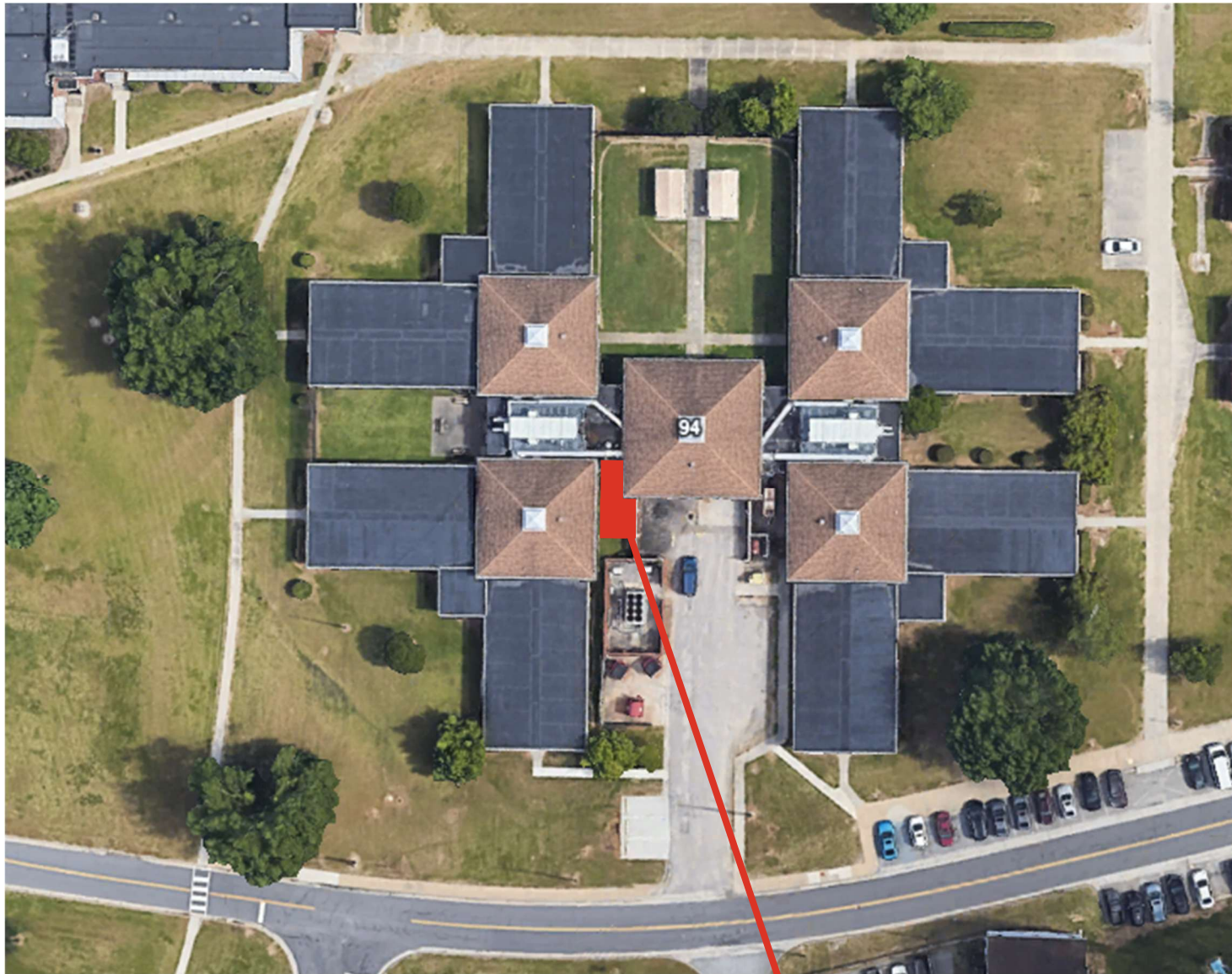
Central State Hospital Campus Aerial



BUILDING 94

**Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization**

Central State Hospital Building 94 Aerial



MECHANICAL ROOM ADDITION

**Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization**

Central State Hospital Building 94 Aerial



MECHANICAL ROOM ADDITION

Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization

Central State Hospital Campus Building 94 Existing Building Facade



MECHANICAL ROOM ADDITION

Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization

Central State Hospital Campus Building 94 Existing Building Facade



**Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization**

Central State Hospital Campus Building 94 Existing Building Facade



**Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization**

Central State Hospital Campus Building 94 Existing Building Facade

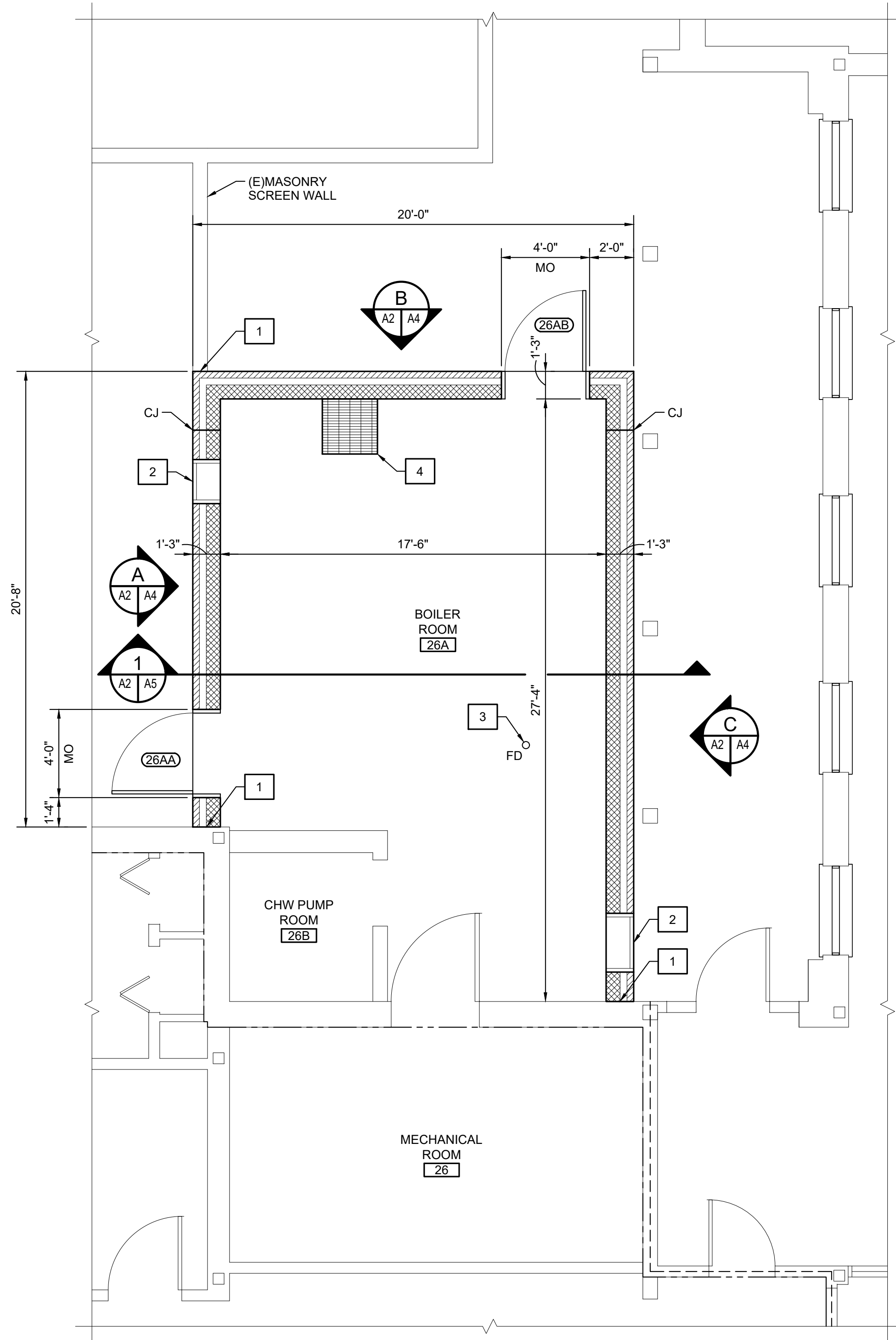


**Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization**

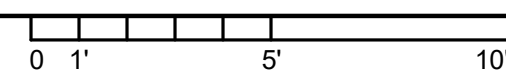
Central State Hospital Campus Building 94 Existing Building Facade



**Department of Behavioral Health & Developmental Services
Central State Hospital Building 94 Boiler Decentralization**



NORTH
 FLOOR PLAN
 SCALE: 1/4"=1'-0"



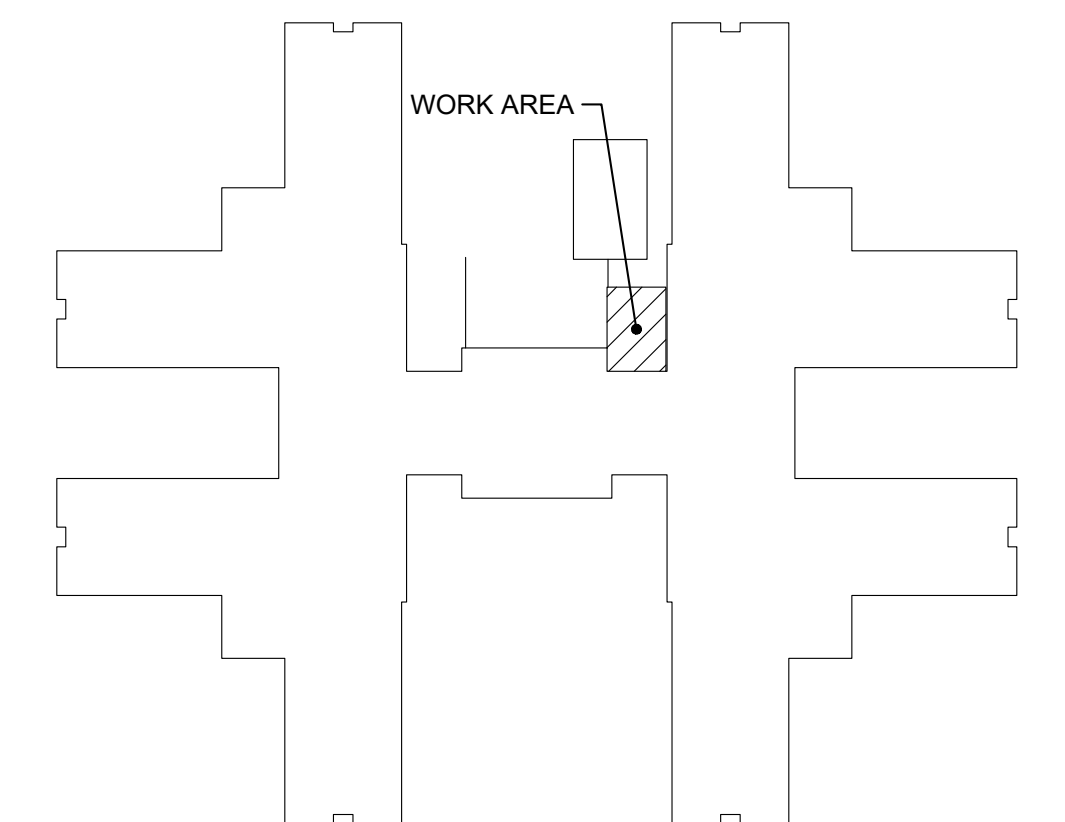
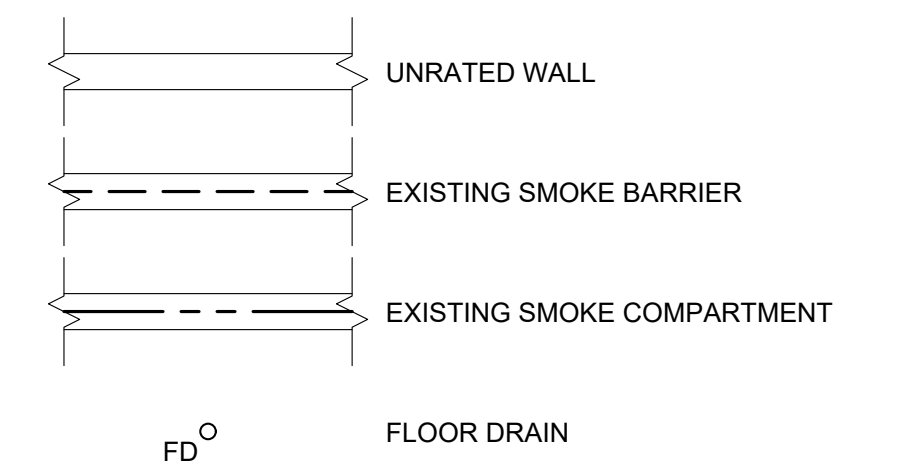
GENERAL NOTES:

1. TBD.

xx CONSTRUCTION NOTES:

1. SEE STRUCTURAL FOR CONNECTION BETWEEN NEW AND EXISTING MASONRY.
2. LOUVER, SEE MECHANICAL.
3. FLOOR DRAIN, SEE MECHANICAL.
4. TRENCH BOX FOR CHILLED WATER PIPING, SEE STRUCTURAL AND MECHANICAL.

LEGEND:



NORTH
 KEYPLAN
 SCALE: NONE

NO.	BY	REVISIONS	DATE
A	WLA	PRELIMINARY DESIGN SUBMITTAL	2026-04-17

CENTRAL STATE HOSPITAL
 BUILDING 94
 BOILER DECENTRALIZATION
 DEB PERMIT CODE: 720-18751-002
 DBHDS PROJECT CODE: 720-18751-03-01
 PETERSBURG, VIRGINIA

VIRGINIA A&E, PLLC
 1115 VISTA PARK DRIVE
 FOREST, VIRGINIA 24551
 PHONE: (434) 316-6001



FLOOR PLAN

PROJECT NO:
24098

DATE:

Full Scale Verification
 0' 1"

Drawing No.:

A2



GENERAL NOTES:

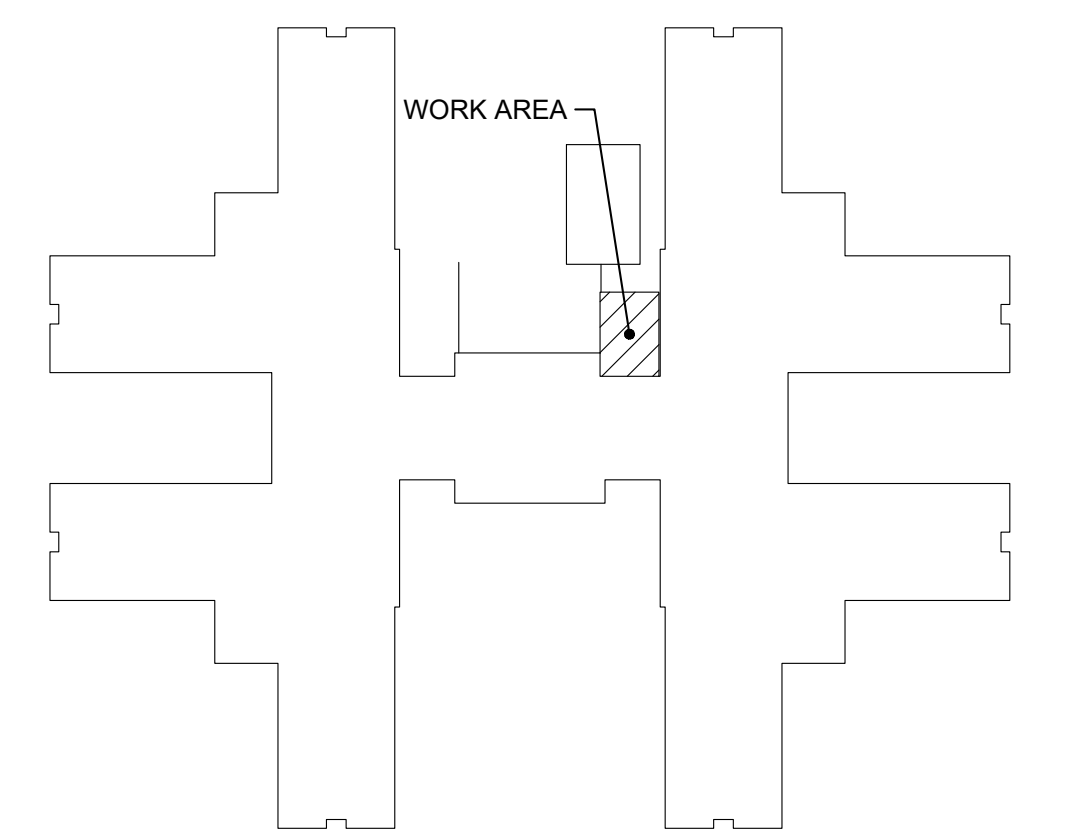
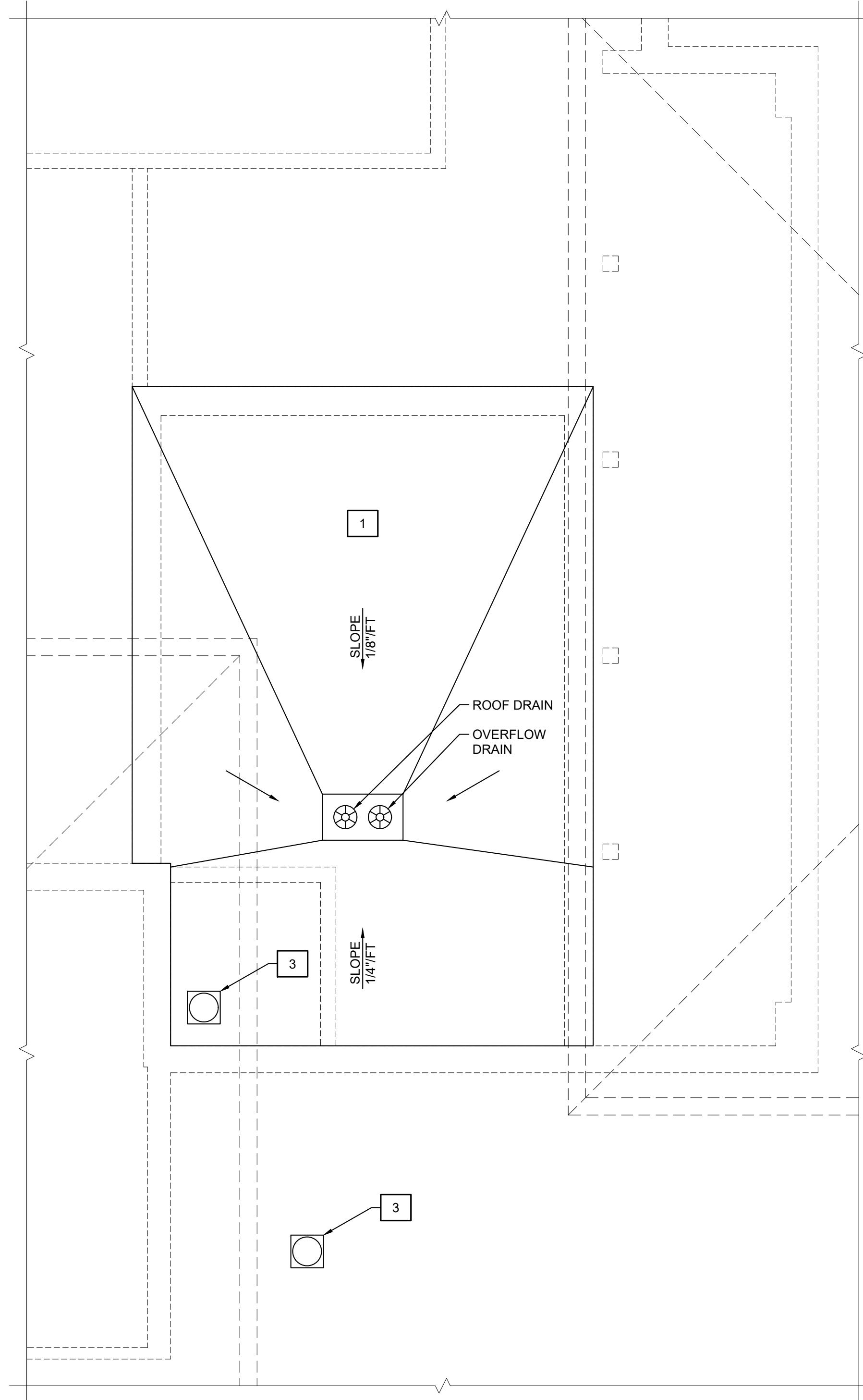
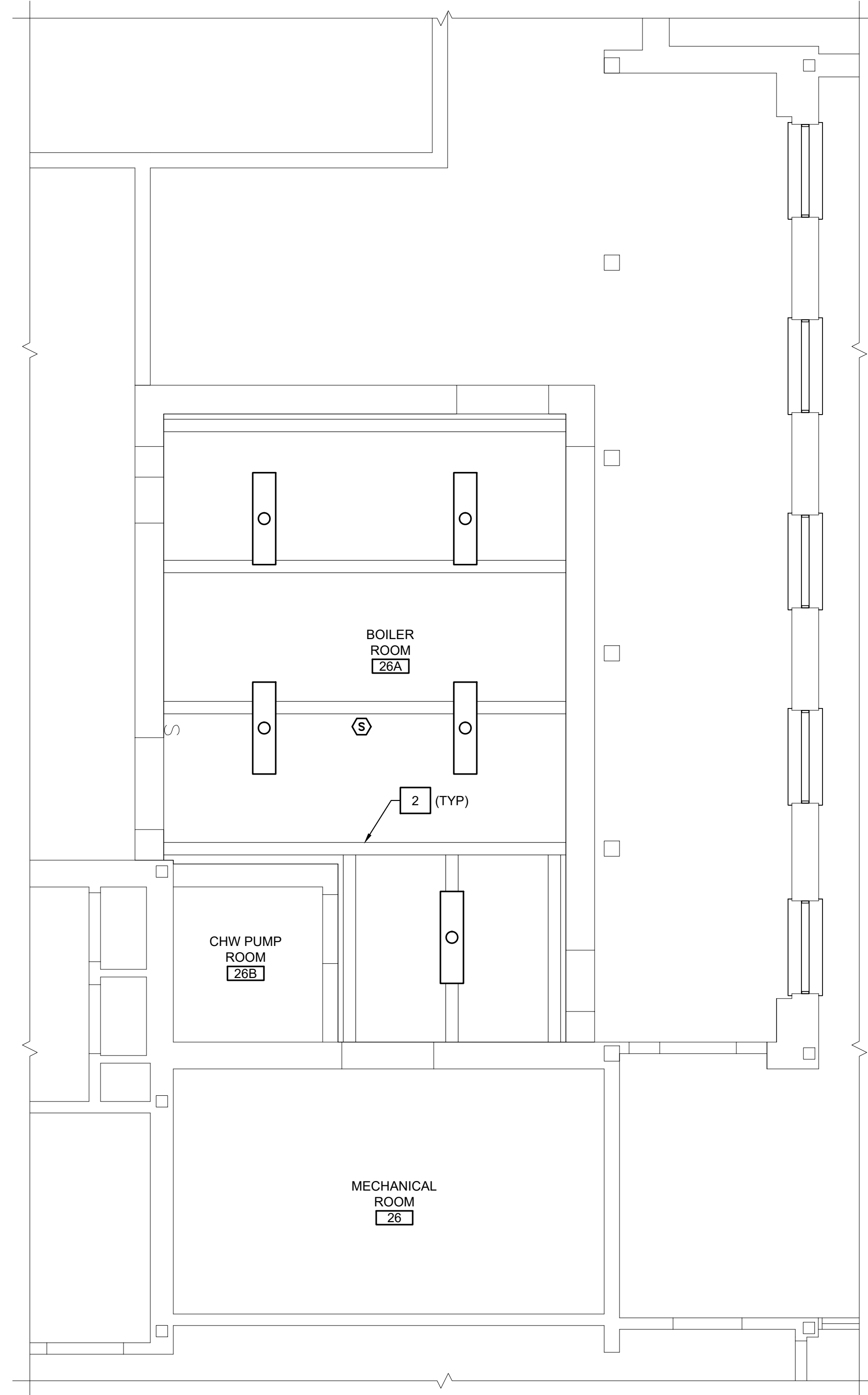
1. TBD.

CONSTRUCTION NOTES:

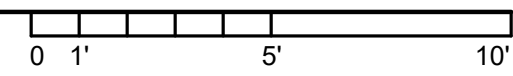
1. EPDM ROOF SYSTEM.
2. STEEL BEAM, SEE STRUCTURAL.
3. EXHAUST FAN, SEE MECHANICAL.

LEGEND:

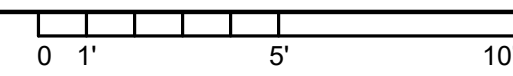
-  LIGHT FIXTURE
-  SMOKE DETECTOR



NORTH
REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



NORTH
ROOF PLAN
SCALE: 1/4"=1'-0"



NORTH
KEYPLAN
SCALE: NONE

NO.	BY	REVISIONS	DATE
A	WLA	PRELIMINARY DESIGN SUBMITTAL	2026-04-17

**CENTRAL STATE HOSPITAL
BUILDING 94
BOILER DECENTRALIZATION**

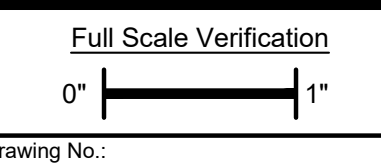
DEB PERMIT CODE: 720-18751-002
DBHDS PROJECT CODE: 720-18751-03-01
PETERSBURG, VIRGINIA

VIRGINIA A&E, PLLC
1115 VISTA PARK DRIVE
FOREST, VIRGINIA 24551
PHONE: (434) 316-6001



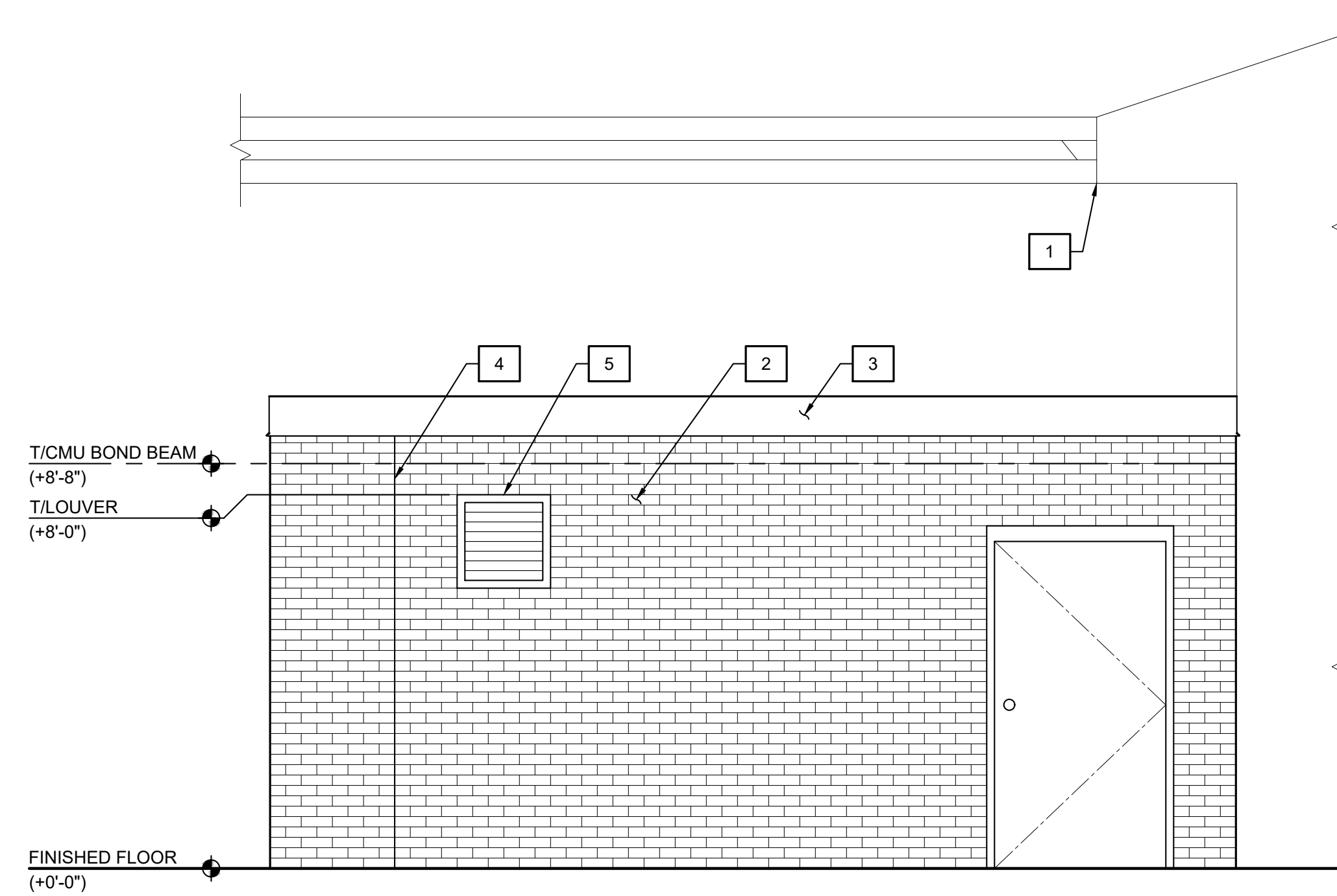
REFLECTED CEILING
AND ROOF PLANS

PROJECT NO: 24098
DATE:

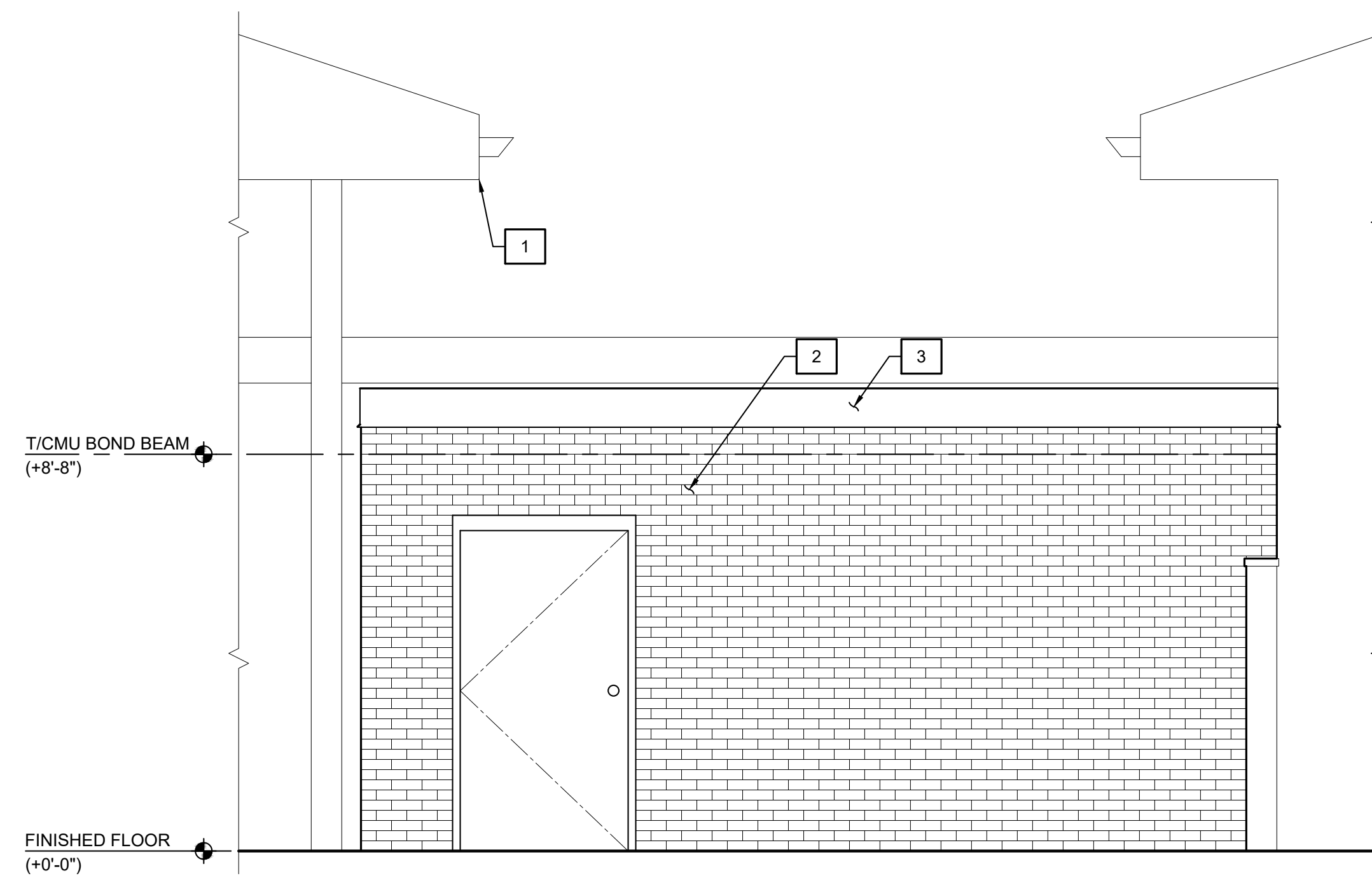
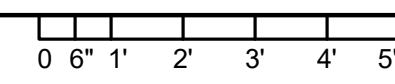


Drawing No.

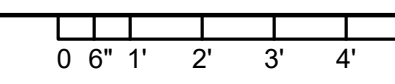
A3



A ELEVATION
A2 | A4 SCALE: 3/8"=1'-0"



B ELEVATION
A2 | A4 SCALE: 3/8"=1'-0"

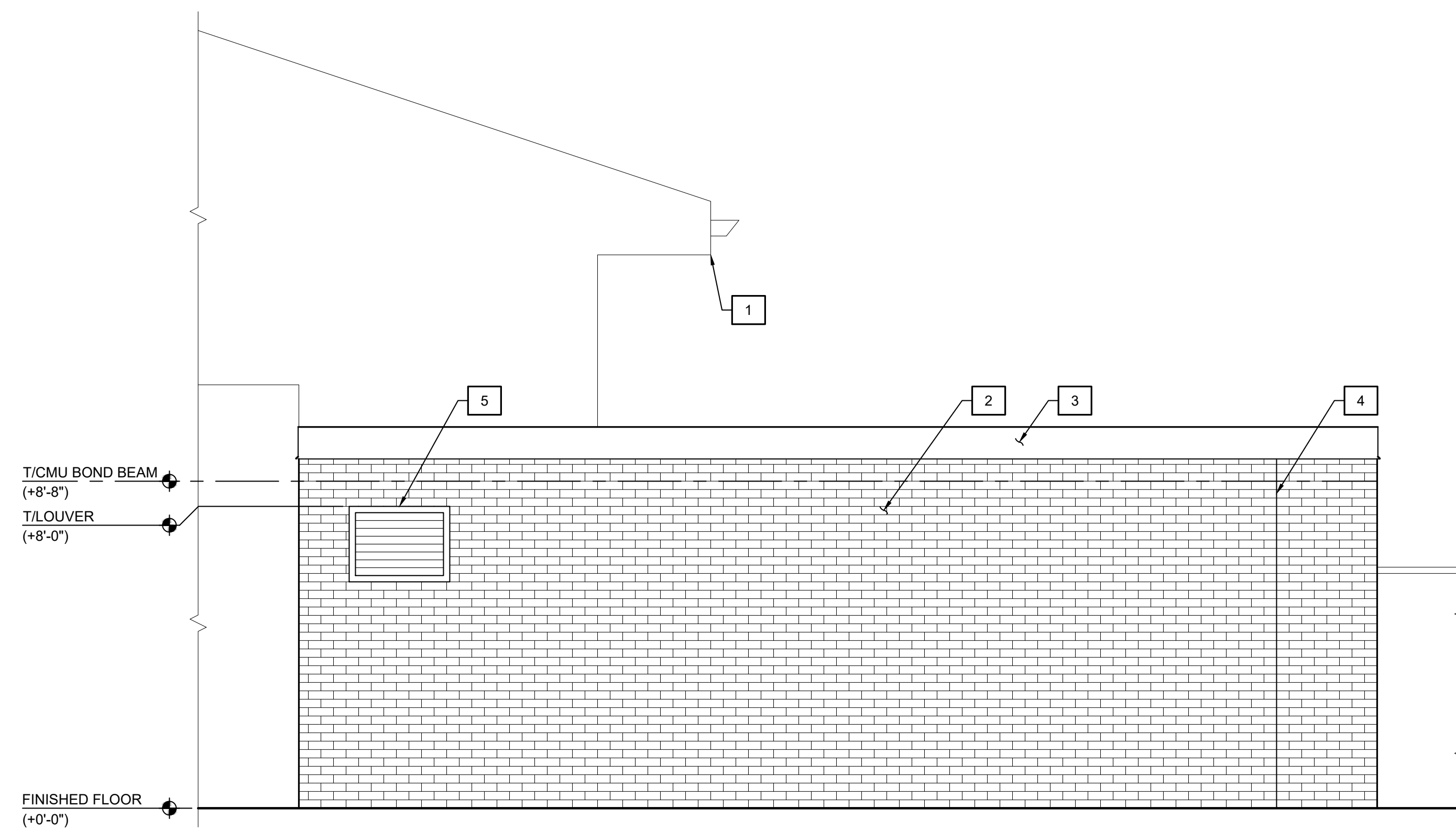


GENERAL NOTES:

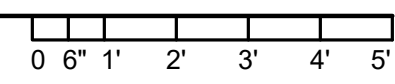
1. TBD.

xx CONSTRUCTION NOTES:

1. EXISTING BUILDING BEYOND, TYPICAL.
2. BRICK VENEER.
3. METAL FASCIA.
4. CONTROL JOINT.
5. LOUVER, SEE MECHANICAL.



C ELEVATION
A2 | A4 SCALE: 3/8"=1'-0"



NOTES:
1. EXISTING PORCH COLUMNS IN FRONT OF WALL NOT SHOWN FOR CLARITY.

NO.	BY	REVISIONS	DATE
A	WLA	PRELIMINARY DESIGN SUBMITTAL	2026-04-17

**CENTRAL STATE HOSPITAL
BUILDING 94
BOILER DECENTRALIZATION**
DEB PERMIT CODE: 720-18751-002
DBHDS PROJECT CODE: 720-18751-03-01
PETERSBURG, VIRGINIA

VIRGINIA A&E, PLLC
1115 VISTA PARK DRIVE
FOREST, VIRGINIA 24551
PHONE: (434) 316-6001



ELEVATIONS

PROJECT NO:
24098

DATE:

Full Scale Verification
0" = 1"

Drawing No.:

A4